Important.

******** Next Tuesday, Oct. 15th Absolute Administratrix Sale

REAL ESTATE AT AUCTION.

709 East 176th Street CHARLES V. HALLEY, Jr., Esq., Att'y.

474 Tremont Av., Bronz.

Bryan L. Kennelly, Auc'r Wednesday, Oct. 16, 1912 at 12 o'clock noon, at the Exchange Salesroom, 14-16 Vesey St., New York,

Executor's and Trustee's Sale Estate of James Bowen, Dec'd, 213 East 102d Street,

Near Third Av.
The five-story brick double Tenement, with 2 stores; 4 families on a floor; size of lot 25x100.11; leased to one tenant.

60% may remain on mige. 5% 1 or 3 years at 25 LIBERTY ST.
Maps. &c., with attorneys, or at AUCTIONEER'S OFFICE, 156 Broadway.

REAL ESTATE.

THE OWNERS of 21,000 acres of Coal Lands would like assistance in developing the property. It contains an unlimited quantity of good bituminous out-cropping coal. Situated 146 miles outh of Cincinnati and Louisville. A short, narrow gauge railroad would connect it with the navigable Cumberland and Mississippi Rivers, making it the nearest coal supply to the great markets in the Southern States (now supplied from Pennsylvania), also the Panama Canal.

Apply to principal owner, G. L. PRESCOTT, 70 Wis. St., Milwaukee, Wis.

BOROUGH OF BROOKLYN-FOR SALE. Handsome Flatbush Detached Home in most desirable section of

Prospect Park South

OWNER VERY ANXIOUS TO SELL.

Corner house, 12 rooms; modern in every respect, hardwood throughout; tiled bath, electricity, &c. plot 50 feet front, 92½ rear, 100 deep; ample room for garage; price moderate; little money required OWNER, 79 Westminster road.

NEW YORK REAL ESTATE FOR SALE.

A BEAUTIFUL VINEYARD

14 acres; many varieties of grapes; on Lake Canandaigua, the most picturesque place in the State. Grape house (two stories and cellar; wine press, trays, baskets, &c.; \$3,000, to close estate. JOHN J. LANEHAN, Trustee, 71 Nassau 81, N. Y. city.

HOUSES FOR SALE-BROOKLYN.

Public Auction Sale Special Sales Day Thursday, Oct. 17th

at 12 o'clock noon. Exchange Sales-Hotel St. Louis 34-36 E. 32nd St. (BETWEEN 4TH & MADISON AVES.)

114 West 31st St. (NEAR STH AVE.) Size of lot 20.10x107x irreg.

Tuckahoe, N. Y. AND RESIDENCE.

527 First Ave. (ADJ. S. W. COR. \$15T ST.) Size of lot 24.7x75.

S. E. Cor. Topping Ave. & E. 173d St. (KNOWN AS 1662 TOPPING AVE.)
(BOROUGH OF BRONX.)
Size of plot 141x131x irreg.

1309 & 1311 Lind Ave. (RUNNING THROUGH TO 169TH ST.)
(BOROUGH OF BRONX.)
(To be sold separately and then as one parcel

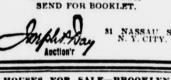
> 260 Hudson St. (ADJ. S. E. COR. DOMINICK ST.) Size of lot 21.1x70.

21 W. 69th Street (BET. CENTRAL PARK WEST AND COLUMBUS AVE.)
Size of lot 20x 100.5.

416 W. 31st St. (In Pennsylvania Terminal Zone.) Size of lot 16.8x78.

403-5-7-9 E. 107th St. Size of plot 100x 100, 11.

6 Two-Family Houses To be sold separately)
2115, 19, 21, 23, 25, 27 Nostrand Av.
BROOKLYN, N. Y.
Size of each lot 20x160.



HOUSES FOR SALE-BROOKLYN.

Three Home Runs

Brend now ene-family Easy Houselyceping Home in 54th st., between 11th and 12th eva., Brooklys. Right, at 54th st. station of West End or Sea Beach 'L' lines. On the line of new 4th av. Sulway. Excellent neighborhood, Fine place for children. House full 20 ft. wide: 2 stories and celler; 8 rooms and bath; besultful tapestry brick and stone construction; big bay window front; Colonial entrance; nice terraced front lawn; roomy back yard; furnace heat; gas and electric fixtures; splendid woodwork and tasteful decorations. Everything arranged for comfort and convenience; schools, churches and markets near by; street sewered, asphalted and paid fee.

ONLY \$5,750

\$500 Down, Balance \$35 Monthly, covering Principal and Interest.

287 Sterling Street

Between Bogore and Nortrand

Avenue.

Sectory and collar, fancy total avent avent avent and beat avent aven avent ave

\$1000 Cash

162 Remeen Street, Brooklyn

\$750 Costs Balance \$40 per men

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Latest

Group

Easy

Homes

Street, between Flatbush and Bedfood
Avenues. Flatbush Ave. trolley or
Woodruff Avenue Station of Brighton
Beach "L" 2 blocks from property. Handsomest row of 2-story and cellur, stone, bay
window front dwellings in aristocratic Flatbush. 9 rooms and bath; hardwood trim
throughout, piano finish; quartered white
oak flooring; hot water heat. At plumbing
and fixtures. Lots extra deep, 122 feet. Representative on premises day and sweming.
Clarkson St. and Flatbush Avenue.

\$9,250 \$1,000 Cach, Belance \$55 monthly,

covering principal and interest. Title guaranteed free by the Title Guarantee and Trust Company.

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162 Remsen Street

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After two years of careful planning and preliminary work of the highest character, Forest Hills Gardens was opened for sale on June 24th, 1911. In 15 months the company has sold over \$1,200,000 worth of land.

While most of the property has been sold without buildings, the company has built the station, the buildings surrounding the Station Square, and about 130 dwelling houses at a total cost of over \$1,500,000.

The volume of sales to date indicates the successful sale and development of the property, and that the people of New York who have investigated Forest Hills Gardens are satisfied. The Sage Foundation Homes Company offers the purchaser more for his investment in Forest Hills Gardens than is offered in any other suburban development.

velopment.

The time to visit the property is now. The people who are living there are people among whom you would like to live. To own property there is a safe financial

Take a Long Island train at the Pennsylvania Station to Forest Hills Station, L. I. There are 27 trains each way every day. The running time is from 12 to 15 minutes. Salesmen are on the property. Booklets and information concerning the property may be had more request.

SAGE FOUNDATION HOMES COMPANY 47 West 34th Street, New York City

There Is a Reason

for you to attend the ABSOLUTE AUCTION SALE

of 88 plots next Saturday at 2:30 P. M., on the premises, at WOODMERE.

$\mathbf{Why}?$

If you should succeed in purchasing a plot of five lots, to cost as low as \$3,000, or \$600 per lot, under the terms of sale you will only need 20%, or \$600, to take title to this property

Wouldn't this make an excellent speculation or a good investment for a residential plot in Woodmere, facing the golf course and the bay, when every year there are more houses being built in WOODMERE than in any other section in this vicinity?

Remember, every house that goes up in this section—every family that moves to Woodmere—is going to increase the value of your plot.

This is an Absolute Auction Sale, and every plot will be sold to the highest bidder absolutely without reserve. If you do not attend this sale you will lose the chance. Send for particulars to

NEW JERSEY REAL ESTATE FOR SALE, NEW JERSEY REAL ESTATE FOR SALE, REAL ESTATE FOR SALE—Westchester Co

REAL ESTATE AT AUCTION

YOU CAN BUY THIS HOME DE LUXE



having 12 large and cheerful rooms, 3 tiled baths, all trimmed in exquiste hardwoods; large, roomy piazzas, handsome plumbing fixtures; Corbin solid bronze hardware; an abundance of closets, special linen closets; decorations and lighting fixtures to suit; plot 752500, or larger if desired; sewers, curbs, sidewalks and all up-to-the-minute improvements and restrictions in the up-to-date City of Plainfield on the Jersey Central R. R.

PRICE \$13,500 TERMS TO SUIT PLAINFIELD CONSTRUCTION CO. SHERMAN and GRANT AVES., PLAINFIELD, N. J. Or Room 527, 32 Nassau St., N. Y.

REAL ESTATE FOR SALE-Westchester Co. REAL ESTATE FOR SALE-Westchester Co.

PELHAM MANOR, N. Y.

For Sale at Less Than Original Cost of Buildings Unusually desirable estate of five and one-half acres in choicest

Unusually desirable estate of five and one-half acres in choicest section of Pelham Manor.

Main dwelling, Spanish Renaissance in design, contains thirty rooms and eight baths, and has every modern convenience. Indirect hot water heating system throughout. Bathroom fittings, electrical fixtures, etc., the finest obtainable. Private chapel on the third floor with stained glass windows and decorations from designs by Church Glass & Decorating Co. Stable with accommodations for eight horses and six auto-

Full description and photograph in October 5th edition of Town and Country. The Publishers, at 389 Fifth Avenue, Department 216, New York City, will send a copy of this issue free of charge to interested parties.

For Plans and further particulars apply to PAYSON McL. MERRILL 481 Fifth Avenue, Near 41st, New York City

Telephone, 7417—Bryant.
Parsons, Glosson & McIlvaine, Attorneys, 52 William Street, OR YOUR OWN BROKER.

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26,500 Square Feet All Improvements

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APPLY TO WILLIAM MEYER & CO. On Premises

Rent to Start February 1. 38-44 West 21st St.

Store and Basement, 67x92, 4 & 5 loft, 67x92. Steam Heat and Elevator Service on Sundays.

121-125 W. 17TH ST. Store and Basement, 75x92 each.

28-30-32 W. 22D ST. Store, base., 1st and 4th lofts, 33x100.
Also lofts, 25x100, 50x100, 83x100.
Office and Salesrooms with Skylight.
NO MANUFACTURING IN THE LASTNAMED BUILDINGS. WILL MAKE CONCESSION TO GOOD TENANTS.
La SACHS, 28 W. 22D ST.
Full commission to brokers.

Studies To Let Broadway Studio Building,
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STEAM HEAT AND ELEVATOR SERVICE,
VERY DESIRABLE NEIGHBORHOOD.
Subway station same block.
Apply on premises, Room 3, 2231 Broadway.

FLORIDA REAL ESTATE FOR SALE. FOR SALE—Florida home with 20 acres of improved land on the famous East Coast near St. Augustine, the historic and popular winter resort; delightfully situated on Matanzas Bay; partly furnished and ready for occupancy; beautiful lo room residence and tenant house, berns, poultry houses, clc.; fine water, artesian mineral well, fountain, clc.; private dock leads into bay for boats to land at high and low tide, shell automobile road within one mile; good fishing and hunting; finest climate in the world winter and summer; suitable for gentleman's home, institution, sanitarium, club or resort; price and photos on request; also other property. RETTLE & MURPHY, St. Augustine, Florida.

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River View Manor at Hastings-on-Hudson

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Riverdale-on-Hudson Country Homes in New York City overlooking Van Cortlandt Park, near 242d Street Subway Station. Highest land in New York city. Property absolutely restricted; constantly increasing in value. Three

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Hudson Division to Riverdale.
Yonkers to Van Cortlandt.
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Terms reasonable. Write for booklet S or call. DELAFIELD ESTATE, Inc.

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Combines the advantages of an out of town home and the conveniences and improvements of the city.
Wykagyi Park is the home of the New Rochelle Tennis Club and directly adjoins the Wykagyi Golf Club.
By min. from Grand Central Station, via N. Y., N. H. & H. R. R.
The Wykagyi station of the N. Y., West. & Boston N. R. is within 3 min. walk. Trains every 10 min.
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On premises or 31 Nassau St., Phone 744 Cort Phone 744 Cort. SALES AGENT

A Bargain at Ardsley on Hudson in, Ardsley Park, 814 acres; 16 room house; 3 baths, steam heat, electricity; large stable; tennis court, etc.; vacent and must be sold.

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Owner will ascribee modern 14 room house, one acre plot. All city conven-iences. On D., L & W. R. R., less than one hour from Broadway, Address ATTORNEY, P. O. Box Sei, N. Y. City.

SPLENDID CHANCE.

18 acres; high ground: gorgeous view of mountains and hills on all sides; recently cultivated; one acre woodland; fine brook; over 100 apple trees in their prime; no buildings; low taxes; price \$400 per acre; adjoining property held at nearly double; ready for development now; only 10 minutes walk from depoit; sidewalks; less than one hour out; excelient commutation service; growing town; high school center; churches, stores, competition in all lines of trade; good place to put money and see it grow; nothing safer or surer on earth. DE BAUN, box 52, Ramsey, N. J.

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Two blocks from Express Stations of Subway or Elevated.
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All rooms exceptionally large and light.

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FURNISHED APARTMENTS-NEW JERSEY. SIX rooms in East Orange, convenient to Race Road station and trolley; all improvements steam heat; moderate rent to reliable tenant; reference required. Address OTFO G. HOR-STER, Prudential Building, Newark, N. J.

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New York's Most Attractive Residential Hotel Apartments, Furnished and Unfurnished, Now Being Shown for Season and

Yearly Rentals. Suites and Rooms with Bath Transiently.

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Apartments overlook a 250 feet wide plaza, Hudson River, Pali-sades and Riverside Drive. Most up-to-date finish, all improve-

FOUR, SIX, SEVEN ROOM SUITES.

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